

A The deeds to the Bertha Trail farm, copies of which are filed in the Partition proceeding, 15,215 Equity, show that there are slightly more than 195 acres covered by the one deed to Bertha Trail's father, Charles E. Trail. And the other deed calls for slightly more than 45 acres, making a total of approximately 240 acres. The deed covering the 45 acres refers to woodland on the bank of the Monocacy River at the back end of said farm and is not particularly valuable. The purchase price of said woodland was mentioned in the deed at \$4.50 per acre.

Q What is a fair value for this farm in its entirety as it now stands at this time?

A The Bertha Trail farm is assessed on the tax records at slightly over \$12,000, and in my judgment is probably worth around from \$12,000 to \$14,000, I should say. The Florence Trail farm, as I have heretofore stated, is assessed at a little over \$17,000, and probably has a fair value from \$16,000 to \$18,000.

(The Court) Grace Trail Babcock, in your opinion, has a one-eighth interest in both of the Florence and Bertha Trail properties? A. Yes.

Q That would give her an interest of approximately \$4,000 in both of the properties.

(Mr. Buckey) Is it possible to divide the land mentioned in these proceedings in kind among the eight parties of interest without loss and injury to their several interests without a sale and making division of the proceeds?

A In my judgment it is not.

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